

October 29, 2003

**OFFICE OF THE HEARING EXAMINER  
KING COUNTY, WASHINGTON**

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**REPORT AND DECISION**

SUBJECT: Department of Development and Environmental Services File No. **E0001328**

**DORIS ALEXANDER**  
Code Enforcement Appeal

Location: 15744 Southeast Renton-Issaquah Road, Renton

Appellant: **Doris Alexander**  
15744 Southeast Renton-Issaquah Road  
Renton, Washington 98059  
Telephone: (425) 255-2862

King County: Department of Development and Environmental Services, *represented*  
*by*

**Jeri Breazeal**  
900 Oakesdale Avenue Southwest  
Renton, Washington 98055-1219  
Telephone: (206) 296-7264  
Facsimile: (206) 296-6644

**SUMMARY OF DECISION/RECOMMENDATION:**

Department's Preliminary Recommendation:	Deny appeal
Department's Final Recommendation:	Deny appeal
Examiner's Decision:	Deny appeal

**EXAMINER PROCEEDINGS:**

Hearing Opened:	October 28, 2003
Hearing Closed:	October 28, 2003

Participants at the public hearing and the exhibits offered and entered are listed in the attached minutes. A verbatim recording of the hearing is available in the office of the King County Hearing Examiner.

**FINDINGS, CONCLUSIONS & DECISION:** Having reviewed the record in this matter, the Examiner now makes and enters the following:

## FINDINGS OF FACT:

1. A supplemental notice and order was issued to Lester and Doris Alexander at 15744 Southeast Renton-Issaquah Road citing the property for an accumulation of inoperable vehicles, vehicle parts, junk, debris and scrap in violation of County codes. This is an enforcement file that dates back to August 2000. Doris Alexander filed a timely appeal of the notice and order.
2. There is no substantial disagreement concerning the existence of the problems cited in the notice and order. The staff photographs, dating from October 2001 through June 2003, show the presence on the property of assorted vehicles, scrap piles, junk and debris, much of it overgrown with blackberry bushes. Since the issuance of the notice and order, however, Mrs. Alexander has made substantial progress in cleaning up the accumulation of junk and debris, as testified to by Code Enforcement staff and demonstrated by her photographs. The principal issue to be resolved concerns the proper storage or removal of four inoperable vehicles. In recognition of the progress that has been made, staff recommends providing an additional two months to complete the site cleanup and a total of four months to remove the remaining vehicles or provide them with acceptable indoor storage.

## CONCLUSIONS:

1. The evidence of record establishes that the violations alleged in the notice and order existed on the property at the time of citation. Although substantial progress has been made toward bringing the property into compliance, further work remains to be done.

## DECISION:

The appeal is DENIED.

## ORDER:

1. No penalties shall be assessed against the Appellants or their property if the following deadlines are met:
  - a. The remaining junk, debris and garbage on the property shall be removed by **December 31, 2003**; and
  - b. The remaining inoperable vehicles shall either be legally stored within a structure or removed from the site by **March 1, 2004**.
2. DDES staff may extend the above-stated deadlines upon a determination that Appellants are continuing to make substantial progress toward bringing the site into compliance. On-site inspections of the property should be preceded by a telephone call to Mrs. Alexander.
3. If either of the deadlines stated above in condition no. 1 are not met by the Appellants, penalties may be imposed as of the compliance deadline that was violated.

ORDERED this 29th day of October, 2003.

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Stafford L. Smith  
King County Hearing Examiner

TRANSMITTED via certified mail this 29th day of October, 2003, to the following:

Lester & Doris Alexander  
15744 Southeast Renton-Issaquah Road  
Renton, WA 98059

TRANSMITTED this 28th day of October, 2003, to the following parties and interested persons of record:

Doris Alexander  
15744 SE Renton-Issaquah Rd.  
Renton WA 98059

Roy Dudley  
P.O. Box 2596  
Renton WA 98056  
MS OAK-DE-0100

Jeri Breazeal  
DDES/LUSD  
Code Enf. Section

Elizabeth Deraitus  
DDES/LUSD  
Code Enf. Supvr.  
MS OAK-DE-0100

Patricia Malone  
DDES/LUSD  
Code Enf. Section  
MS OAK-DE-0100

Heather Staines  
DDES/BSO  
Code Enf.-Finance  
MS OAK-DE-0100

### NOTICE OF RIGHT TO APPEAL

The action of the hearing examiner on this matter shall be final and conclusive unless a proceeding for review pursuant to the Land Use Petition Act is commenced by filing a land use petition in the Superior Court for King County and serving all necessary parties within twenty-one (21) days of the issuance of this decision. The Land Use Petition Act defines the date on which a land use decision is issued by the Hearing Examiner as three days after a written decision is mailed.

### MINUTES OF THE OCTOBER 28, 2003 PUBLIC HEARING ON DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES FILE NO. E0001328.

Stafford L. Smith was the Hearing Examiner in this matter. Participating in the hearing was Jeri Breazeal, representing the Department; Doris Alexander, the Appellant; and Roy Dudley.

The following exhibits were offered and entered into the record:

Exhibit No. 1	Staff Report to the Hearing Examiner
Exhibit No. 2	Copy of Supplemental Notice & Order issued September 5, 2003
Exhibit No. 3	Copy of Statement of Appeal received September 22, 2003
Exhibit No. 4	Copies of Codes cited in the Notice and Order
Exhibit No. 5a	Photograph of property taken by DenoBi Olegba on October 15, 2001
Exhibit Nos. 5b-5e	Photographs of property taken by Jeri Breazeal on June 30, 2003
Exhibit No. 6	Photographs taken by Doris Alexander